

# Stanley Acres

Legal Description

86-13711  
 A Subdivision of part of the Northeast Quarter of the Northeast Quarter and part of the Southeast Quarter of the Northeast Quarter of Section 3, Township 6 South, Range 11 West, lying in Vanderburgh County, Indiana and being more particularly described as follows:  
 Beginning at a point on the North line of the South half of the Northeast Quarter of the Northeast Quarter of said Section 3 which lies S. 89° 52' 23" W. 445.42 feet from the Northeast corner of said half quarter section, thence S. 00° 16' 37" W. for a distance of 661.85 feet, thence S. 00° 33' 28" W. for a distance of 352.80 feet, thence N 89° 52' 23" W. for a distance of 92.30 feet to the center of Mesker Park Drive, thence N. 30° 44' 45" W. along the center of said drive for 100.00 feet, thence N. 39° 21' 15" W. along the center of said drive for 100.00 feet, thence N. 37° 42' 20" W. along the center of said drive for 100.00 feet, thence N. 36° 15' 30" W. along the center of said drive for 100.00 feet, thence N. 35° 01' 40" W. along the center of said drive for 50.00 feet, thence N. 31° 15' 20" W. along the center of said drive for 50.00 feet, thence N. 23° 44' 00" W. along the center of said drive for 50.00 feet, thence N. 23° 44' 00" W. along the center of said drive for 50.00 feet to a point on the West line of the South half of the Northeast Quarter of the Northeast Quarter of said section 3, thence North 00° 00' 00" W. along the West line of the South half of the Northeast Quarter of the Northeast Quarter of said section 3, thence N. 89° 52' 23" E. along the North line of the South half of the Northeast Quarter of the Northeast Quarter of said section 3 for 662.80 feet to the place of beginning.

## Owners Certificate

We, the undersigned owners of the real estate shown and described herein do hereby plot and subdivide said real estate as shown and designate the same as **Stanley Acres**, building lines are established as shown on this plot and between these lines and the street right-of-way there shall not be erected or maintained any buildings or structures. Strips of land shown on this plot and marked as Easements are reserved for the installation, maintenance and repair of water, gas, sewer, telephone, electric poles, lines and wires or other type of utilities and subject at all times to the proper authorities and no structures shall be erected or maintained on said strips of land. Strips of land marked for right-of-way is for public use.

Haynes F. Stanley  
 Haynes F. Stanley  
 5114 Mesker Park Dr.  
 Evansville, Indiana 47712

Charlene O. Stanley  
 Charlene O. Stanley  
 5114 Mesker Park Dr.  
 Evansville, Indiana 47712

## Notary Certificate

State of Indiana  
 County of Vanderburgh

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said owners and Subdividers who acknowledge the execution of the foregoing plot with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 5<sup>th</sup> day of May, 1986

My Commission Expires  
 March 8, 1988

Carla J. Bulger  
 Notary Public  
 CARLA J. BULGER  
 (typed or printed name)

Notary resides in Warrick County, Indiana

## Area Plan Commission Certificate

Under the authority provided by Chapter 138, Acts of 1957, as amended, of the General Assembly of the State of Indiana, and an Ordinance adopted by the Common Council of the City of Evansville, and an Ordinance adopted by the Board of County Commissioners, Vanderburgh County, Indiana, this plot was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on JUNE 4, 1986

President

Plot Release JUNE 11, 1986

Barbara L. Cunningham  
 Director

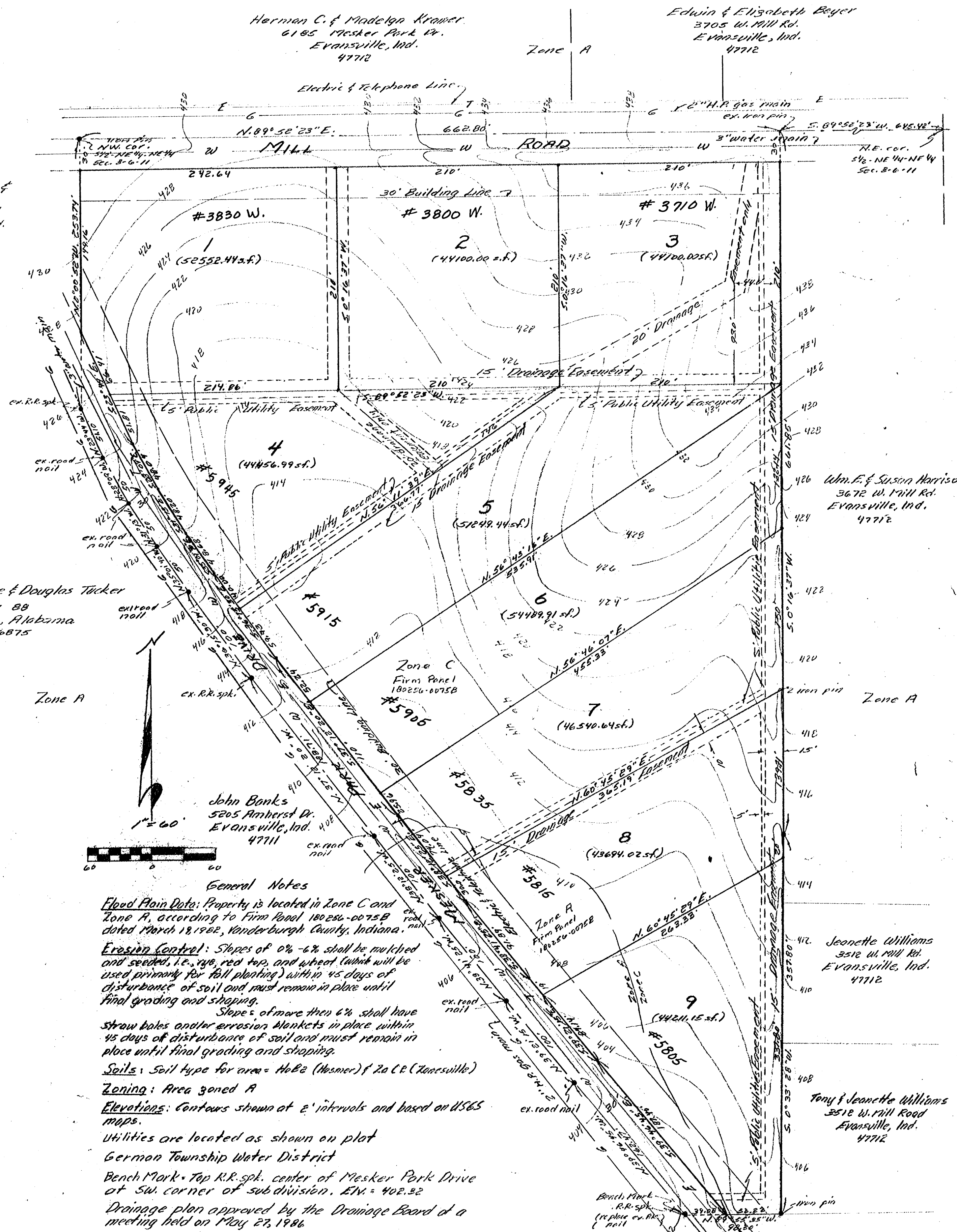
Barbara L. Cunningham  
 Director

RECEIVED FOR RECORD  
 at 10:09 A.M.  
 JUNE 12 1986  
 Plat Book N  
 Page 12  
 BOB STEELE, RECORDER  
 VANDERBURGH COUNTY

## Notice

- Channel maintenance to be the responsibility of property owners.
- Encroachment within open drainage channels, underground drainage conduits or designated drainage easements by any fence, tree, shrub, garden, vegetation other than grass or by permanent structures other than those designated by the drainage plan for this subdivision is prohibited.
- Individual sewage systems must be in compliance with HSE-25 and each lot must have certified engineered systems approved by the Health Department.

N-12



## General Notes

**Flood Plain Data:** Property is located in Zone C and Zone A, according to Firm Panel 180250-0075B dated March 18, 1962, Vanderburgh County, Indiana.

**Erosion Control:** Slopes of 0% - 6% shall be mulched and seeded, i.e., red top, and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping.

Slopes of more than 6% shall have straw bales and/or erosion blankets in place within 45 days of disturbance of soil and must remain in place until final grading and shaping.

**Soils:** Soil type for area = Hob2 (Homer) & 2a (C. Tansville)

**Zoning:** Area zoned A

**Elevations:** Contours shown at 2' intervals and based on USGS maps.

Utilities are located as shown on plot  
 German Township Water District  
 Bench Mark - Top R.R. spk. center of Mesker Park Drive at SW corner of subdivision. E.M. = 402.32

Drainage plan approved by the Drainage Board at a meeting held on May 27, 1986

## Surveyors Certificate

I, Elmo D. Dockery, hereby certify that I am a Professional Surveyor, licensed in compliance with the laws of the State of Indiana and that the plot correctly represents a survey completed by me on April 26, 1986, and that the monuments shown thereon actually exist and that these locations and monuments are accurately shown.

Witness my hand and seal this 2<sup>nd</sup> day of June, 1986

Elmo D. Dockery  
 Elmo D. Dockery, L.S.  
 Ind. Reg. No. 9920

